



Application

Narrative

Cash Transmittal

Development Standards

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: _____

Property's Address: _____

Property's Current Zoning District Designation: _____

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner:	Agent/Applicant:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

☐ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

_____ Owner Signature	 Agent/Applicant Signature
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Official Use Only

Submittal Date: _____

Development Application No.: _____

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Page 1 of 3

Revision Date: 5/10/2018

38-UP-2011#2

05/17/2019

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 7330 N. PIMA ROAD
- b. County Tax Assessor's Parcel Number: 174-08-939
- c. General Location: North of Indian Bend on PIMA
- d. Parcel Size: _____
- e. Legal Description: _____

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Joy Fichiera

Date

April 24, 2019
_____, 20____
_____, 20____
_____, 20____

Signature

Joy Fichiera

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Crown Castle Site – 846027 : AT&T Site – AZPHU4217

7330 N. Pima Road, Scottsdale, AZ 85258

Project Narrative:

This zoning request is to allow modification of an existing cell tower to include an upgrade of equipment by AT&T on a tower operated by Crown Castle. The proposed modifications include:

REMOVING (3) antennas and (3) RRHs,

REPLACING (3) antennas, (6) RRHs and (1) power plant,

RELOCATING (3) RRHs,

INSTALLING (1) new cabinet within the existing AT&T equipment enclosure.

The proposed request does not significantly change the existing cell tower. In fact, to the untrained eye the changes will not be noticeable. The proposal reduces the total number of antennas from nine to six on the monopalm. The relocated and replaced remote radio heads will be placed behind the existing antennas. With the antennas and existing faux palm branches providing concealment, the new equipment will hardly be noticeable. The new cabinet on the ground will be concealed within the existing equipment compound.

The monopalm is located adjacent to and behind a commercial hotel property along Pima Road. The faux palm is adjacent to a real palm tree to aid the site in blending into the existing scenery. The monopalm tower is 55' in height, with palm fronds extending to 63'. Property to the north is used as a commercial hotel site, and property to the south and west is residential property, which is primary reason the site is disguised. Even to residents in the immediate area, changes to the tower will hardly be noticeable since the height of the tower, width of the antenna arrays, and total antenna count will not change.

There is no impact to car or pedestrian traffic in the area. Other than the initial installation process, which may take a couple of days, the site continues to be unmanned and will only be accessed for periodic maintenance visits. Traffic in and out of the hotel and residential property will not be affected. There will be no change to the site in regards to noise or lighting.

The new equipment will improve coverage in the area for local residents and emergency responders. AT&T considers this upgrade necessary to keep pace with technology demands from smartphones and other handheld devices.

Neighborhood Notification Letter

Existing Wireless Communication Facility Modification

Scottsdale Pima Inn

7330 N. Pima Road, Scottsdale, AZ 85258

Project Narrative

This is a request for both a renewal to the Conditional Use Permit (Case 38-UP-2011, expired 9/11/17) and a zoning request to allow modification of an existing cell tower to include an upgrade of equipment by AT&T on a tower operated by Crown Castle. The proposed modifications include:

REMOVING (3) antennas and (3) Remote Radio Heads (RRHs),

REPLACING (3) antennas, (6) RRHs and (1) power plant,

RELOCATING (3) RRHs,

INSTALLING (1) new cabinet within the existing AT&T equipment enclosure.

Recently, the owner of the hotel obtained a Conditional Use Permit renewal to redevelop the parcel and move this monopalm to a location further north on the property. However, the hotel owner has decided not to pursue this action and we are now seeking a renewal of the Conditional Use Permit to remove 3 antennas and replace 3 antennas on the monopalm in its current location.

The proposed request does not significantly change the existing cell tower and this proposal actually reduces the total number of antennas from nine to six on the monopalm. The relocated and replaced remote radio heads will be placed behind the existing antennas and will not be seen. Included in this modification is the refronding of the faux palm fronds with a mix of 10 foot and 8 foot branches to conceal the antennas. With the antennas and existing faux palm branches providing concealment, the new equipment will hardly be noticeable. The new cabinet on the ground will be concealed within the existing equipment compound.

The monopalm is located adjacent to and behind a commercial hotel property along Pima Road. The faux palm is adjacent to a real palm tree to aid the site in blending into the existing scenery. The monopalm tower is 55' in height, with palm fronds extending to 63'. Property to the north is used as a commercial hotel site, and property to the south and west is residential property, which is primary reason the site is disguised. Even to residents in the immediate area, changes to the tower will hardly be noticeable since the height of the tower and width of the antenna arrays will not change and total antenna count will decrease.

There is no impact to car or pedestrian traffic in the area. Other than the initial installation process, which may take a couple of days, the site continues to be unmanned and will only be

accessed for periodic maintenance visits. Traffic in and out of the hotel and residential property will not be affected. There will be no change to the site in regards to noise or lighting.

The new equipment will improve coverage in the area for local residents, visitors, businesses and emergency responders. AT&T considers this upgrade necessary to keep pace with technology demands from smartphones and other handheld devices.

This neighborhood notification packet includes: a photo of current site and this narrative describing the project.

If you have any questions regarding this proposed project, please feel free to reach out to:

Joy Fichiera, Real Estate Specialist, Crown Castle, joy.fichiera@crowncastle.com, (480) 735-6902

Or

Keith Niederer, Telecommunications Policy Coordinator, City of Scottsdale, kniederer@scottsdaleaz.gov, (480) 312-2953.

Crown Castle Site – 846027 : AT&T Site – AZPHU4217

7330 N. Pima Road, Scottsdale, AZ 85258

Project Narrative:

This is a request for both a renewal to the Conditional Use Permit (Case 38-UP-2011, expired 9/11/17) and a zoning request to allow modification of an existing cell tower to include an upgrade of equipment by AT&T on a tower operated by Crown Castle. The proposed modifications include:

REMOVING (3) antennas and (3) RRHs,

REPLACING (3) antennas, (6) RRHs and (1) power plant,

RELOCATING (3) RRHs,

INSTALLING (1) new cabinet within the existing AT&T equipment enclosure.

The proposed request does not significantly change the existing cell tower. In fact, to the untrained eye the changes will not be noticeable. The proposal reduces the total number of antennas from nine to six on the monopalm. The relocated and replaced remote radio heads will be placed behind the existing antennas. With the antennas and existing faux palm branches providing concealment, the new equipment will hardly be noticeable. The new cabinet on the ground will be concealed within the existing equipment compound.

The monopalm is located adjacent to and behind a commercial hotel property along Pima Road. The faux palm is adjacent to a real palm tree to aid the site in blending into the existing scenery. The monopalm tower is 55' in height, with palm fronds extending to 63'. Property to the north is used as a commercial hotel site, and property to the south and west is residential property, which is primary reason the site is disguised. Even to residents in the immediate area, changes to the tower will hardly be noticeable since the height of the tower, width of the antenna arrays, and total antenna count will not change.

There is no impact to car or pedestrian traffic in the area. Other than the initial installation process, which may take a couple of days, the site continues to be unmanned and will only be accessed for periodic maintenance visits. Traffic in and out of the hotel and residential property will not be affected. There will be no change to the site in regards to noise or lighting.

The new equipment will improve coverage in the area for local residents and emergency responders. AT&T considers this upgrade necessary to keep pace with technology demands from smartphones and other handheld devices.

Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 7 of this application.

All WCFs shall require Development Review Board or City Council approval, with the exception of minor facilities, which the Zoning Administrator shall have authority to approve. (Section 1.908. Zoning Administrator review of minor applications).

Is WCF located in the City right-of-way? If yes, the provider must apply for permission to work in City right-of-way and permission to leave Antenna Right-of-way License Agreement with the Construction Document submittal.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review/Conditional Use Permit Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>650.00</u> (subject to change every July)

Planning and Development Services

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). If a review methodology is not selected, the application will be review under the Standard Application Review methodology. <p>Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.</p>												
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Appeal of Required Dedications or Exactions (form provided)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B. 												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies 												
<input type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)												
		12. Addressing Requirements (forms provided)												
		13. Design Guidelines <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Sensitive Design Program</td> <td><input checked="" type="checkbox"/> MAG Supplements</td> </tr> <tr> <td><input checked="" type="checkbox"/> Design Standards and Policies Manual</td> <td><input type="checkbox"/> Office Design Guidelines</td> </tr> <tr> <td><input type="checkbox"/> Commercial Retail</td> <td><input type="checkbox"/> Restaurants</td> </tr> <tr> <td><input type="checkbox"/> Gas Station & Convenience Stores</td> <td><input type="checkbox"/> Lighting Design Guidelines</td> </tr> <tr> <td><input type="checkbox"/> Desert Parks Golf Course</td> <td><input type="checkbox"/> Shading</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Downtown Urban Design and Architectural Guidelines</td> </tr> </table> <p>The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design</p>	<input checked="" type="checkbox"/> Sensitive Design Program	<input checked="" type="checkbox"/> MAG Supplements	<input checked="" type="checkbox"/> Design Standards and Policies Manual	<input type="checkbox"/> Office Design Guidelines	<input type="checkbox"/> Commercial Retail	<input type="checkbox"/> Restaurants	<input type="checkbox"/> Gas Station & Convenience Stores	<input type="checkbox"/> Lighting Design Guidelines	<input type="checkbox"/> Desert Parks Golf Course	<input type="checkbox"/> Shading	<input type="checkbox"/> Downtown Urban Design and Architectural Guidelines	
<input checked="" type="checkbox"/> Sensitive Design Program	<input checked="" type="checkbox"/> MAG Supplements													
<input checked="" type="checkbox"/> Design Standards and Policies Manual	<input type="checkbox"/> Office Design Guidelines													
<input type="checkbox"/> Commercial Retail	<input type="checkbox"/> Restaurants													
<input type="checkbox"/> Gas Station & Convenience Stores	<input type="checkbox"/> Lighting Design Guidelines													
<input type="checkbox"/> Desert Parks Golf Course	<input type="checkbox"/> Shading													
<input type="checkbox"/> Downtown Urban Design and Architectural Guidelines														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> Provide one copy of the Neighborhood Notification Report Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum. 												

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

		15. Request for Neighborhood Group/Homeowners Association (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	16. Property Owners' Association Input
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Site Posting Requirements: (form provided (white and red signs)) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing) • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (Example Provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached <u>Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	19. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application Form (provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input type="checkbox"/>	<input type="checkbox"/>	20. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		21. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" – 4 copies <i>1 copy</i> <input type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) <input type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the applicable Conditional Use Permit criteria. (Form provided)

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input type="checkbox"/>	<input type="checkbox"/>	23. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Site Plan <ul style="list-style-type: none"> 24" x 36" – 4 copies, folded 11" x 17" – 11 copies (quality suitable for reproduction) 8 ½" x 11" – 1 color copies (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Map of the service area for this proposed facility <ul style="list-style-type: none"> 8 ½" x 11" 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Map that shows other existing or planned facilities that will be used by the personal wireless service provider who is making this application. <ul style="list-style-type: none"> 8 ½" x 11" 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Map that shows, up to a distance of ½-mile from the project, any single family residential developments that are either existing, zoned or are shown in the General Plan.
<input type="checkbox"/>	<input type="checkbox"/>	28. Landscape Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – 11 copies, folded (quality suitable for reproduction) 8 ½" x 11" – 2 copies (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	29. Photo simulations of current and proposed antenna <ul style="list-style-type: none"> Provide 1 color original set mounted or printed on 8 ½" x 11" paper 11 color copy sets for inclusion in DRB packets (DRB submittal only)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Elevations drawings of new additions, building, screening, poles or other changes: Description of height and diameter of existing pole to be replaced or extended if facility is co-locating or a joint-use. <ul style="list-style-type: none"> 24" x 36" – 4 folded black and white line drawing copies 11" x 17" – 11 black and white line drawing copies, folded (quality suitable for reproduction) 8 ½" x 11" – 2 black and white line drawing copies, folded (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input type="checkbox"/>	<input type="checkbox"/>	31. Drainage Report (Information Provided) See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. A written report verifying that, at its maximum load, including cumulative effects of multiple facilities, the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards.
		33. Native Plant Submittal: (information provided) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	34. Other: <hr/> <hr/> <hr/> <div style="margin-top: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) </div>

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	35. Exterior Building Color & Material Sample Board(s): 8-1/2" x 11" or 11" x 17" material sample board(s) <ul style="list-style-type: none"> The material sample board shall include the following: <ul style="list-style-type: none"> A color elevation of one side of the building 3" x 3" Glass samples mounted on the board with reflectivity identify 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) 2"x 2" of proposed paint colors All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. 11" x 17" – 1 copy, folded of a printed digital photo of the material board 8 1/2" x 11" – 1 copy of a printed digital photo of the material board

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Wireless Communication Facilities (WCF) Development Review/Conditional Use Permit

<input type="checkbox"/>	<input type="checkbox"/>	36. Electronic Massing Model: <ul style="list-style-type: none"> 11" x 17" – 1 color copy, folded 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up[®] model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
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PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>292</u> -PA-<u>2019</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	41. Other: <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>

**Wireless Communication Facilities (WCF)
Development Review/Conditional Use Permit**



42. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): Keith Niederer Phone Number: 480-312-8953

Coordinator email: kniederer@scottsdaleaz.gov Date: 4-23-19

Coordinator Signature: Keith Niederer

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: ☐ New Project Number, or

☒ A New Phase to an old Project Number: 38-UP-2011#2

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Development Applications Process

Enhanced Application Review

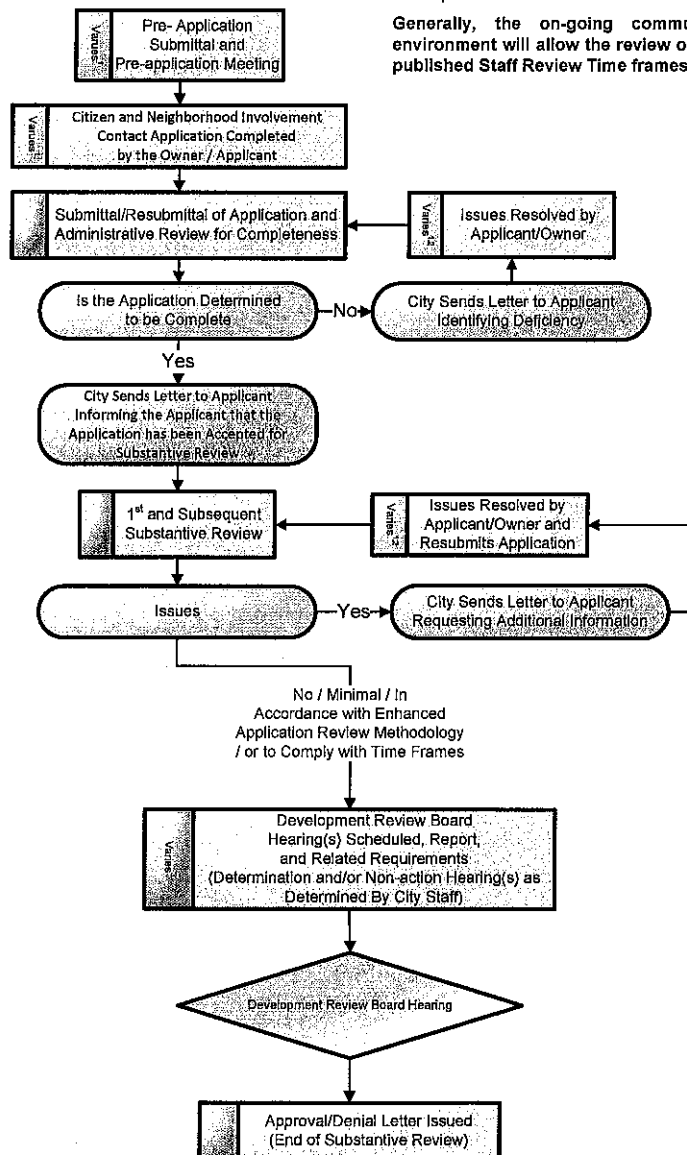
Development Review (DR and PP)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
95 Total Staff Working Days	Multiple Reviews in This Time Frame	Time Frames Vary	Letter Issued

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84261 • Phone: 480-312-7000 • Fax: 480-312-7088



2055 S Stearman Dr
Chandler, AZ 85286

Phone: (602) 598-7261
www.crowncastle.com

March 27, 2019

VIA Email

ZAC NC ASSET INVESTORS LLC
1855 OLYMPIC BLVD STE 300
WALNUT CREEK, CA 94596

RE: **BU# 846027 – SCOTTSDALE PIMA INN**
Site Address: 7330 NORTH PIMA ROAD, SCOTTSDALE, AZ 85258

Hello:

In order to better serve the public and minimize the amount of towers in an area where a Lease is located, AT&T Mobility plans to modify the equipment at the telecommunication facility. The modification will not alter the character or use of the site nor will it change the nature of Crown Castle's occupancy of the site.

The CITY OF SCOTTSDALE, AZ requires Landowners Authorization for applications related to Land Use, zoning and/or building permits. I have enclosed a Landowners Authorization form which requires your signature (or designee) and date to obtain the necessary city approvals to proceed with an installation of new equipment at this site.

The customer proposes to remove (6) antennas, add (3) antennas, remove (6) diplexers, remove (9) remote radio heads, add (6) remote radio heads, add (2) tower mounted amplifiers.

Thank you for your continued cooperation with Crown Castle. If you have any questions concerning this request, please feel free contact me at (602) 598-7261 or via email at Brigitte.Caruso.Contractor@crowncastle.com

Yours truly,

A handwritten signature in black ink that reads 'Brigitte Caruso'.

Brigitte Caruso

Real Estate Specialist

(602) 598-7261

Brigitte.Caruso.Contractor@crowncastle.com

38-UP-2011#2

05/17/2019

Property Owner Letter of Authorization

**CITY OF SCOTTSDALE, AZ
7447 E. Indian School Road
Scottsdale, AZ 85251**

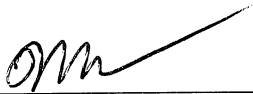
Re: Zoning/ Permitting – Plan / Design Review Process

I hereby represent that I am the legal owner of the property referenced below, and I hereby give my authorization to AT&T MOBILITY and/or its Agent(s), to act as our Agent(s) in processing and obtaining approval for Building and/or Zoning permits through the CITY OF SCOTTSDALE, AZ for the modification of the facility located at the existing wireless communications site described as:

Crown Site ID: **846027/SCOTTSDALE PIMA INN**
AT&T MOBILITY Site ID: **AZL00217/SCOTTSDALE PIMA INN**
Site Address: **7330 NORTH PIMA ROAD, SCOTTSDALE, AZ 85258**
APN: **174-08-939**

Property Owner: ZAC NC ASSET INVESTORS LLC

Signature: _____



Print Name: _____

Mark Schreber

Date: _____

3-29-19